

Property Location

A short 5-minute walk to Leonardo Helicopters or into town and Yeovil District Hospital, this house is ideally situated.
There are several large supermarkets and local schools also a short walk away.

59 Seaton Road, Yeovil, Somerset, BA20 2AN

Approximate Gross Internal Area = 98.2 sq m / 1057 sq ft
Garage = 16.5 sq m / 178 sq ft
Total = 114.7 sq m / 1235 sq ft

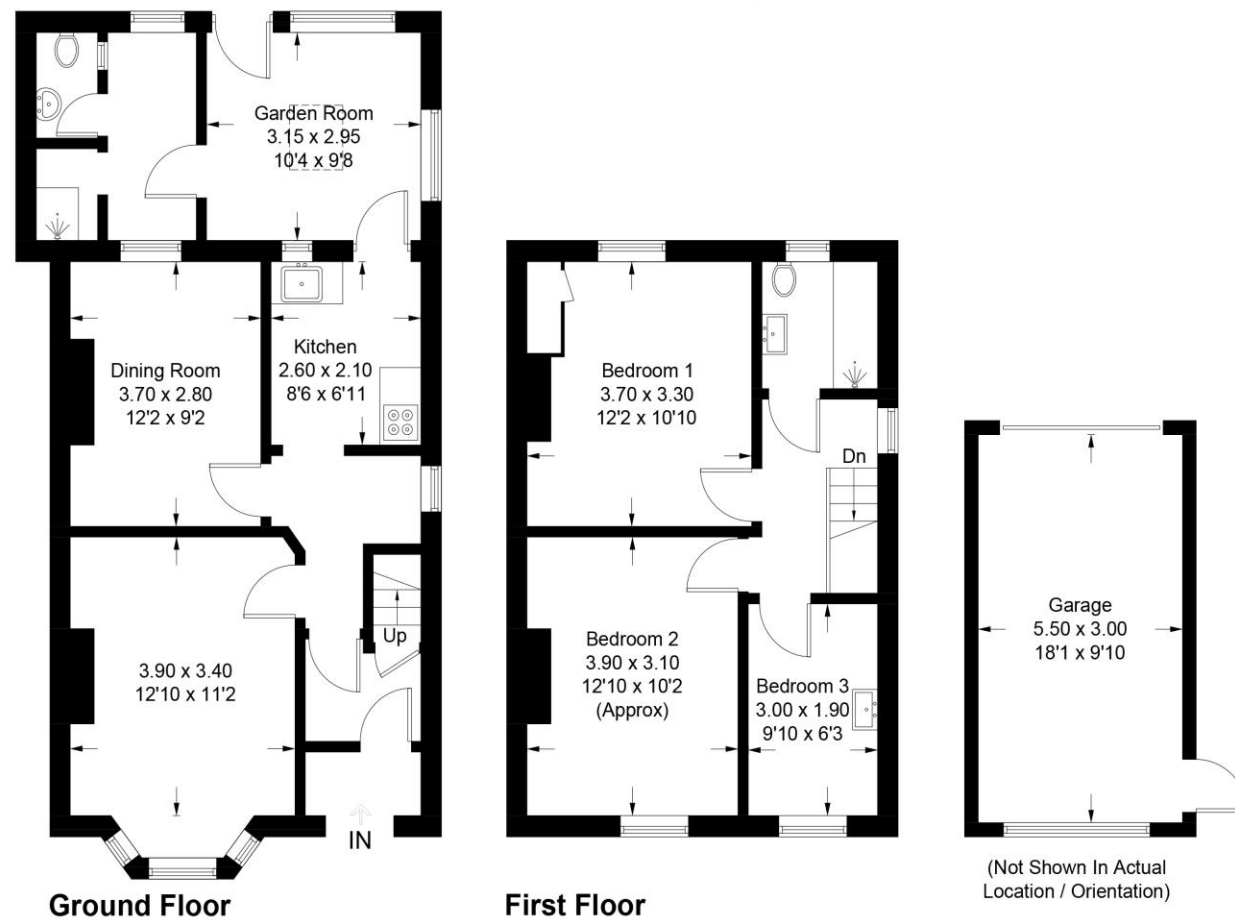


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1165037)



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / Laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Seaton Road, Yeovil

Asking Price Of £190,000

59 Seaton Road
Somerset
BA20 2AN

Key features:

- Driveway and Garage
- Rear Garden
- In Need of Modernisation
- Huge Potential
- Original Doors and Fireplaces



Why you'll like it

Amazing opportunity! - this spacious Edwardian semi-detached house in need of modernisation. Ideally located close to all the town amenities, this house benefits, uniquely for the area, from off-road parking for 2 cars and garage to the rear. With huge potential and period features aplenty, early viewing is strongly recommended.

ENTRANCE HALL Storm porch with double glazed front door opening into an initial entrance hall with further stained glass wooden door leading into the main ground floor hall. Door opening to stair well ahead. Electricity meter and fuseboard.

SITTING ROOM 12' 9" x 11' 1" (3.9m x 3.4m) Front reception room with double glazed bay window. Gas fire installed. Original door and picture rail. Neutral carpet and wall-paper.

DINING ROOM 9' 2" x 12' 1" (2.8m x 3.7m) Rear reception room with single glazed window opening into the rear garden room. Electric fire installed in fire place. Dark grey carpet and picture rails.

KITCHEN 8' 6" x 6' 10" (2.6m x 2.1m) In need of modernisation. Double glazed window and door to the rear.

GARDEN / UTILITY ROOM 14' 7" x 6' 10" (4.45m x 2.1m) Rear extension / lean-to currently in poor repair. Concrete floor, brick walls. Double glazed windows to the side and rear, with door leading to the back garden. Outside tap and electric water heater.

WC / SHOWER ROOM The original brick rear outhouse has been converted to contain a ground floor WC and shower room. Electric shower in cubicle, separate WC with toilet and hand wash basin. Double glazed window.

STAIRS AND LANDING Carpeted stairs rise to the first floor landing. Double glazed window to the side. Electric heater. Loft hatch.

BEDROOM ONE 10' 9" x 12' 1" (3.3m x 3.7m) Large double bedroom with double glazed window to the rear. Original fire place and fitted cupboard in the alcove housing a hot water immersion tank.

BEDROOM TWO 12' 9" x 10' 2" (3.9m x 3.1m) Double bedroom with double glazed window to the front. Original fireplace.

BEDROOM THREE 9' 10" x 6' 2" (3m x 1.9m) Good sized single bedroom with double glazed window to the front. Teal blue pedestal sink with electric water heater installed.

BATHROOM With pink suite of WC, pedestal basin and bath with electric shower above. Pink tiled walls. Double glazed window to the front. Electric heater.

GARAGE 18' 0" x 9' 10" (5.5m x 3m) The rear of the property is accessed via a lane to the right which leads to the driveway parking for 2 cars and garage. The garage has a side wooden door and 'up and over' vehicle door plus single glazed window. There is a floor inspection pit installed plus workbench.

GARDEN The rear garden is well-maintained with a central lawn area and borders with mature shrubs / small trees. There is a large wooden shed and gates to both the side and rear.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E		
21-38	F	28 F	
1-20	G		

